



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

APRIL 5, 2007

PRESENT: Martin, Hinkle, Maxey

ABSENT: Pyle

LATE: None

STAFF: Senior Planner (SP) Tolentino, Senior Planner SP Linder

REGULAR MEETING

Chairman Martin called the meeting to order at 7:05 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES:

FEBRUARY 15, 2007:

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE MINUTES OF THE FEBRUARY 15, 2007 MEETING.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

MARCH 1, 2007:

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE MINUTES OF THE MARCH 1, 2007 MEETING.

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THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

SUBCOMMITTEE:

No comments or corrections on the subcommittee reports.

CONSENT CALENDAR:

- 1) **SITE REVIEW, SR-07-01: JARVIS-SOUTH VALLEY DEVELOPERS:** A request for site, landscape and architectural plan approval for the construction of 78 townhome units on an approximate 9.3-acre site. The 78 units are part of a larger 229-unit project referred to as Madrone Plaza located at the southeast corner of Cochrane Rd. and Monterey Rd. in an R3 zoning district (APN 726-25-076).

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

PLAN DETAIL

Board Member Martin stepped down for the next item.

- 1) **MISSION RANCH LANDSCAPE:** A request for review and approval of landscape plans for remaining portion of the Peet Rd. frontage of the Mission Ranch project located on the south side of Cochrane Rd. between Mission View Dr. and Peet Rd.

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE BY MINUTE ACTION. THE MOTION PASSED BY A VOTE OF 2-0 AS FOLLOWS:

AYES: HINKLE, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE, MARTIN

Board Member Martin returned to his seat.

- 2) **SR-07-01: JARVIS-SOUTH VALLEY DEVELOPERS:** A request for final review of revised landscape plans for the Madrone Plaza project located on an approximate 9.3-acre site at the southeast corner of Cochrane Rd and Monterey Rd (APN 726-25-076).

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE BY MINUTE ACTION. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY
NOES: NONE
ABSTAIN: NONE
ABSENT: PYLE

PUBLIC HEARING:

- 1) **UNIFORM SIGN PROGRAM, USP-06-09: MADRONE-MADRONE VILLAGE:** A request for approval of a uniform sign program for an approximate 76,900-sf shopping center on a 7.72-acre parcel located at the northwest corner of Cochrane Rd and Madrone Pkwy in a Planned Unit Development (PUD) zoning district. (APN 726-33-028)

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS.

1. The monument sign on Madrone Parkway shall be setback 12 feet from the property line.
2. The uniform sign program may be amended to allow vinyl signs on windows. Window signs shall be included in the total sign area allowed for a tenant space, and shall not occupy more than 10 percent of the window area.
3. The uniform sign program may be amended to allow signage on one side of the raised towers.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY
NOES: NONE
ABSTAIN: NONE
ABSENT: PYLE

- 2) **EXTENSION OF TIME, EOT-07-01, (SR-04-23): TENNANT-TENNANT STATION:** The applicant is requesting a year extension of time for the site, architectural and landscape plan approval granted for a proposed 8,586 sq. ft. addition to the Cinelux Movie Theaters located at 750 Tennant Ave. within the Tennant Station Shopping Center.

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY
NOES: NONE
ABSTAIN: NONE
ABSENT: PYLE

- 3) **EXTENSION OF TIME, EOT-07-02, (SR-05-06): JOLEEN-BALCUNAS:** A request for a 45-day extension of time for the site, architectural and landscape plan approval granted for a proposed 13,560 sq. ft. industrial building to be constructed on a one acre portion of a 4.65 acre site located on the east side of Joleen Way.

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BOARD MEMBERS HINKLE/MAXEY MOTIONED TO APPROVE THE RESOLUTION AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

- 4) **EXTENSION OF TIME, EOT-07-03, (SR-05-20): CONDIT-MORALES**: applicant is requesting a one year extension of time for the site, architectural and landscape plan approval granted for a proposed 15,034 sq. ft. retail commercial building to be constructed on a 1.25 acre parcel located on the west side of Condit Rd., adjacent to the south side of the Executive Inn. The proposed development is located within the Condit Road Planned Unit Development zoning district.

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

ANNOUNCEMENTS: CANCELLATION OF THE APRIL 19 MEETING. SPECIAL MEETING MAY BE HELD ON APRIL 26.

ADJOURNMENT: Chair Martin adjourned the meeting at 8:05 p.m.

MINUTES PREPARED BY:

Terry Linder
Meeting Coordinator